THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Karen Johnson Davidson County
Batch# 668176 **DEEDQC**
06/30/2021 09:11:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210630-0088513

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant
Subscribed and sworn to before me this the 7th day of June, 2021.

Notary Public
My Commission Expires: 8-22-2025

MARTHA C. CHILD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills:	Map & Parcel Nos.
Catherine Sasser and Rufus Sasser 3377 Mimosa Drive Nashville, Tennessee 37211	New Owners	Map 133 07 0 167.00

For and in Consideration of love and affection and for the express purpose of creating a tenancy by the entireties pursuant to TCA 66-1-109 in and to my entire interest in the hereinbelow described property, I Catherine Sasser conveys and quitclaims to my husband Rufus Sasser a one-half undivided interest, subject to joint right of survivorship, in said parcel and tract of land in Davidson County, Tennessee:

Being Lot No. 96 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, pages 136, 137, and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 96 is described as beginning at a point in the southerly margin of Mimosa Drive, being the common corners of Lots 95 and 96; thence in a southerly direction along the line dividing said lots 95 and 96 192.2 feet to a point I the N.C. & St. L right-of way; thence in an easterly direction along said right-of-way 86.2 feet to a monument in the westerly margin of Marcus Drive 167.5 feet to a monument at he beginning of a curve; thence in a northwesterly direction around said curve to a monument in the southerly margin of Mimosa Drive 39.3 feet; thence in a westerly direction along the southerly margin of Mimosa Drive 67.3 feet to the point of beginning.

Being the same property bequeathed to Catherine Sasser from Martha Lee Johnson (aka Martha Dimple Johnson) by the provisions of her Last Will and Testament which was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket Number 20P1020 on February 26, 2020. An Affidavit of Inheritance of Real Estate is of record in instrument number 20210322-0037239, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to any indebtedness thereon, 2021 real estate taxes, applicable subdivision plans, zoning and building regulations, easements, restriction and limitations of record. Henceforth this property shall be held by Catherine Sasser and Rufus Sasser as tenants by the entireties with right of survivorship.

This is improved property known as : 3377 Mimosa Drive, Nashville, Tennessee 37211.

Witness my signature on this the 17th day of June, 2021.

Catherine Sasser, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Catherine Sasser, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 17 day of June, 2021.

My Commission Expires:

5-5-2025

Notary Public

